

OWNER'S CERTIFICATE
 COUNTY OF DALLAS §
 STATE OF TEXAS §

WHEREAS Viceroy Regal, L.P. is the sole owner of a tract of land situated in the Dickerson Parker Survey No. 33, Abstract No. 1113, City Block 5771, City of Dallas, Dallas County, Texas, being all of Tracts 1 & 2 as conveyed to Viceroy Regal, L.P. by Substitute Trustee's Deed recorded in Instrument No. 200900284554, Official Public Records, Dallas County, Texas, and being all of a tract of land conveyed to Viceroy Regal, L.P. by Quitclaim Deed recorded in Instrument No. 201100271273, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner in the northwest line of Burbank Street (a variable width right-of-way) and the southwest line of tract of land conveyed to the City of Dallas for Burbank Street right-of-way by Agreed Final Judgment recorded in Instrument No. 201400117544, Official Public Records, Dallas County, Texas, said rod being the east corner of Lot 1, Block A/5771, Lomas East Campus Addition, an addition to the City of Dallas, according to the plat recorded in Volume 94034, Page 2785, Deed Records, Dallas County, Texas, as conveyed to Viceroy Partners II, L.P. by Special Warranty Deed recorded in Volume 2004140, Page 4245, Official Public Records, Dallas County, Texas;

THENCE North 43° 44' 00" West, along the common line between said Lot 1 and said City of Dallas tract, a distance of 0.58 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner in the northwest line of said Burbank Street and the west corner of said City of Dallas tract and in the northeast line of said Lot 1, said rod being the west corner of said Tract 1;

THENCE North 43° 44' 00" West, along the common line between said Tract 1 and said Lot 1, a distance of 372.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner in the northeast line of said Lot 1, said rod being the west corner of said Tract 1;

THENCE North 45° 10' 07" East, along the northwest line of said Tract 1, passing at a distance of 3.73 feet the southeast corner of Lot 1A, Block A/5772, SWA Training and Operations Support, an addition to the City of Dallas according to the plat recorded in Instrument No. 201400026737, Official Public Records, Dallas County, Texas, as conveyed to Southwestern Airlines Co. by Special Warranty Deed recorded in Volume 97027, Page 2673, Deed Records, Dallas County, Texas, and continuing along the common line between said Tract 1 and said Lot 1A, a total distance of 331.44 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner in the southwest line of said Viceroy Regal, L.P. tract (Instrument No. 201100271273), said rod being the north corner of said Tract 1, from which a found 1/2 inch iron rod bears North 60° 46' 43" West, a distance of 0.72 feet;

THENCE North 43° 19' 44" West, along the common line between said Viceroy Regal, L.P. tract (Instrument No. 201100271273) and said Lot 1A, a distance of 5.00 feet to a Mag nail set in the southeast line of said Lot 1A, said Mag nail being the west corner of said Viceroy Regal, L.P. tract (Instrument No. 201100271273);

THENCE North 45° 06' 06" East, along the common line between said Viceroy Regal, L.P. tract (Instrument No. 201100271273), and said Lot 1A, passing at a distance of 50.00 feet the north corner of said Viceroy Regal, L.P. tract (Instrument No. 201100271273), and the west corner of said Tract 2, and continuing along the common line between said Tract 2 and said Lot 1A a total distance of 259.86 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner in the southeast line of said Lot 1A, said rod being the north corner of said Tract 2 and the west corner of a tract of land conveyed to Lee Roy Jordan by Warranty Deed recorded in Volume 85089, Page 5228, Deed Records, Dallas County, Texas;

THENCE South 43° 32' 10" East, along the common line between said Tract 2 and said Lee Roy Jordan tract, passing at a distance of 373.03 feet a Mag nail with washer stamped "City of Dallas," and continuing, a total distance of 376.13 feet to a chiseled "X" in concrete set for corner in the northwest line of said Burbank Street, same being the north corner of a tract of land conveyed to the City of Dallas by Agreed Judgment recorded in Instrument No. 201500269115, Official Public Records, Dallas County, Texas;

THENCE along the northwest line of said Burbank Street and said City of Dallas tract the following courses and distances:

South 45° 04' 57" West, passing at a distance of 209.87 feet the east corner of said Viceroy Regal, L.P. tract (Instrument No. 201100271273), and continuing, passing at a distance of 259.89 feet the south corner of said Viceroy Regal, L.P. tract (Instrument No. 201100271273), and continuing a total distance of 339.80 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner;

South 44° 51' 53" West a distance of 250.27 feet to the **POINT OF BEGINNING** and containing 220,698 square feet or 5.067 acres, more or less.

THENCE along the northwest line of said Burbank Street and said City of Dallas tract the following courses and distances:

South 45° 04' 57" West, passing at a distance of 209.87 feet the east corner of said Viceroy Regal, L.P. tract (Instrument No. 201100271273), and continuing, passing at a distance of 259.89 feet the south corner of said Viceroy Regal, L.P. tract (Instrument No. 201100271273), and continuing a total distance of 339.80 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for corner;

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South 44° 51' 53" West a distance of 250.27 feet to the **POINT OF BEGINNING** and containing 220,698 square feet or 5.067 acres, more or less.

OWNER'S DEDICATION
 COUNTY OF DALLAS §
 STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Viceroy Regal, L.P., acting by and through its duly authorized agent, Steven J. Rogers does hereby adopt this plat, designating the herein described property as **MARCUS BLAKE ROGERS ADDITION** in addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2016.

Signature: _____
 Name: Steven J. Rogers
 Title: President

COUNTY OF DALLAS §
 STATE OF TEXAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas
 My commission expires: _____

SURVEYOR'S STATEMENT

I, Brian R. Wade, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2016.
 "Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

Brian R. Wade
 Texas Registered Professional Land Surveyor No. 6098

COUNTY OF DALLAS §
 STATE OF TEXAS §

BEFORE ME, the undersigned authority on this day personally appeared Brian R. Wade, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
 OF
MARCUS BLAKE ROGERS ADDITION
LOT 1, BLOCK 5771
 DICKERSON PARKER SURVEY NO. 33, ABSTRACT NO. 1113
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-221

SCALE: 1" = 40' DATE: 06-21-2016

OWNER:
 VICEROY REGAL, L.P.
 2901 WEST IRVING BOULEVARD
 2732 FAIRMOUNT STREET
 DALLAS, TX 75201
 214-999-0060 ext. 106
 C/O PAIGE GARCIA

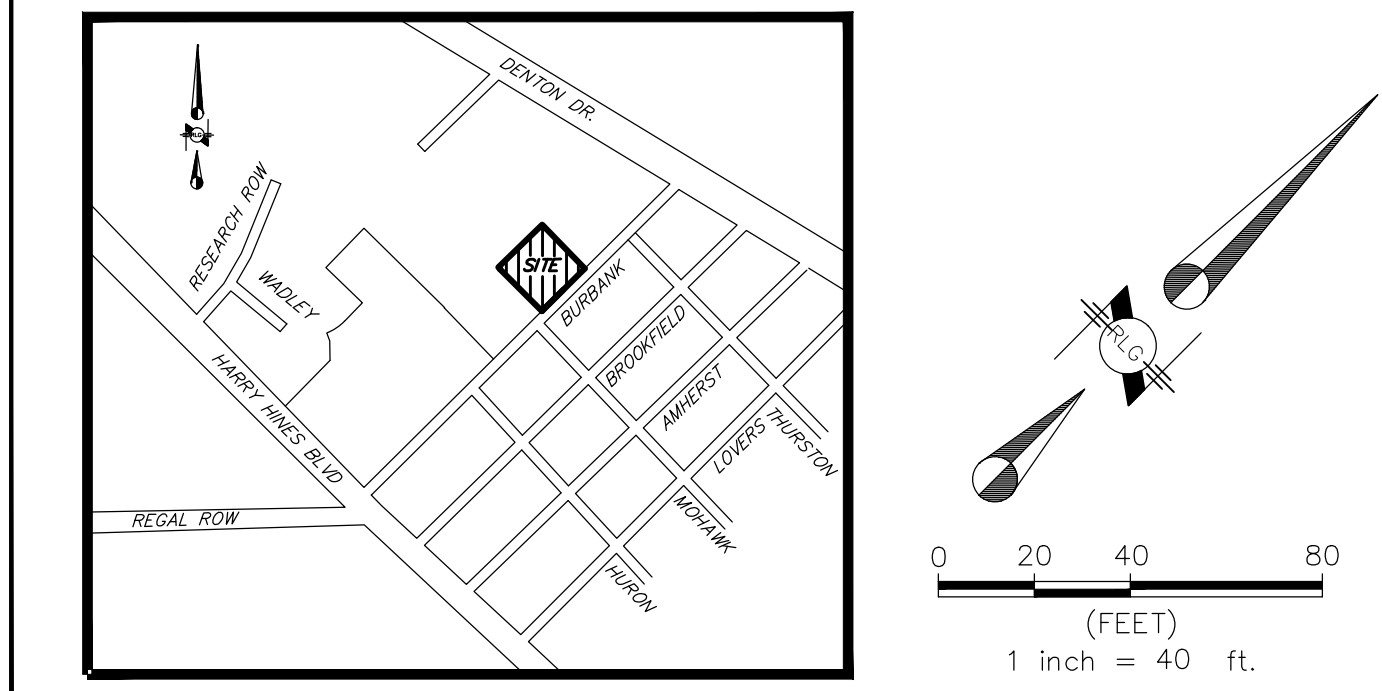
SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 5445 L SIERRA STREET, SUITE 300, LB 17
 DALLAS, TX 75231-4138
 214-739-8100
 rlj@rlginc.com
 TX PE REG #P-493
 TBPLS REG #100341-00

RECORDED	INST#	-	JOB NO.	15156.30	E-FILE	15156.30PP	DWG NO.	26,386W
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- GENERAL NOTES:**
- BASIS OF BEARINGS: THE NORTHWEST LINE (N45°00'00"E) OF BURBANK STREET PER THE LOMAS EAST CAMPUS ADDITION RECORDED IN VOLUME 94034, PAGE 2785, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - CONTROLLING MONUMENTS:
 - AS SHOWN.
 - A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET FOR THE EAST CORNER OF LOT 1, BLOCK A/5771, LOMAS EAST CAMPUS ADDITION RECORDED IN VOLUME 94034, PAGE 2785, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AS SCALED ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48113C0330 J, DATED AUGUST 23, 2001.
 - NO LOT TO LOT DRAINAGE WILL BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - EXISTING BUILDINGS TO REMAIN.
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM THREE UNPLATTED TRACTS OF LAND.
 - BENCHMARK: CITY OF DALLAS STANDARD WATER DEPARTMENT BENCH MARK ON TOP OF STORM SEWER DROP INLET ON WEST SIDE OF HARRY HINES BOULEVARD, 100' SOUTH OF CENTERLINE OF SHORECREST DRIVE. ELEV. = 429.86
 - ALL PROPERTY CORNERS WERE SET PER SURVEYS PREPARED BY RLG ON 01-19-2016.
 - ADDRESS OF SUBJECT PROPERTIES ARE 2225 AND 2335 BURBANKS STREET, DALLAS, TX.

LEGEND

.....	PROPERTY LINE	.....	EXISTING SPOT ELEVATION
-----	EASEMENT LINE	.....	DEED RECORDS, DALLAS COUNTY, TX
-----	BUILDING	.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	ASPHALT	.....	REINFORCED CONCRETE PIPE
-----	CONCRETE WALL	.....	YOURS
-----	CONCRETE	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP SET
-----	FENCE LINE	.....	IRON ROD WITH RED PLASTIC CAP FOUND
-----	OVERHEAD POWER	.....	MAG NAIL FOUND WITH WASHER STAMPED "CITY OF DALLAS"
-----	GAS LINE	.....	MAG NAIL SET
-----	SEWER LINE	.....	CAS MANHOLE
-----	STORM SEWER LINE	.....	TELEPHONE MANHOLE
-----	WATER LINE	.....	CREPE MYRTLE
-----	EXISTING CONTOUR LINE	.....	TREE
.....	LIGHT STANDARD	.....	SANITARY SEWER MANHOLE
.....	WATER VALVE	.....	POINT OF COMMENCING
.....	WATER METER	.....	POINT OF BEGINNING
.....	FIRE HYDRANT	.....	SIGN
.....	INDICATOR POST VALVE	.....	STORM SEWER MANHOLE
.....	CLEAN OUT	.....	LIGHT BOLLARD
.....	IRRIGATION BOX	.....	GUY WIRE
.....	TELEPHONE PEDESTAL	.....
.....	ELECTRIC BOX	.....
.....	POWER POLE	.....



VICINITY MAP
 NOT TO SCALE